

East Longmeadow Planning Board

60 Center Square

East Longmeadow, Massachusetts 01028

since 1894

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Ralph Page, chair

Michael Carabetta, vice chair

Tyde Richards, clerk

George Kingston

Deborah Bushnell

robyn d. macdonald, director

rmacdonald@eastlongmeadowma.gov

Minutes of March 8, 2016

Present were: Chair, Ralph Page; Vice Chair, Michael Carabetta; George Kingston and Deborah Bushnell. Tyde Richards was not present.

Public Hearing Special Permit Green Wich Restaurant, LLC, 14 Maple Street

Chair, Ralph Page opened the public hearing for Green Wich Restaurant, LLC, 14 Maple Street.

Acting Clerk, Michael Carabetta read the legal notice into the record.

Mr. Page asked if the applicant was present. Steven Schoenberg, owner of 14 Maple Street said that he is on his way.

Upon motion duly made by George Kingston and seconded by Michael Carabetta the Board voted to continue the hearing for 15 minutes.

Mark Greene re: Community Action Project Learning

Acting Clerk, Michael Carabetta read a letter from Mark Greene, High School Technology/Engineering Teacher regarding a new course they are developing entitled Community Action Project Learning. The course is modeled after something called Problem Based Learning a teaching method originally developed for medical students where they are placed in small groups and given a problem to solve. Mr. Greene asked if the Board has projects or ideas that relate to their mission in which students might be of help perhaps that they could mention their new course at their next meeting.

Mark Greene said that he really just wanted to reach out to the Boards and find out if they had any ideas of projects that they could work on. He said that it would be a small group setting up to three or four students and they are envisioning probably for the fall. Mr. Green said that it would be projects that the Boards would like to get done but haven't been able to.

Ms. Bushnell asked Mr. Greene what type of projects have they been trouble shooting with? Mr. Greene said that it's a brand new idea and they are still figuring out what they are really going to do. He said for example they learned about a school that had a small

parking area for students and it was always full so the students took that as a challenge to draft a resolution. Mr. Greene said that they looked at different options, public transportation, encouraging students to ride their bicycles or get kids to walk. He said what they came up with for a solution was to create an online place where students could get together and carpool. Mr. Greene said that his thought was it would be community based and it really could be lots of things such as trails that are overgrown.

Mr. Kingston said one of the issues in town is stormwater management particularly from homes and new developments. Mr. Kingston said all of the stormwater in town goes directly to the local creeks and streams and it isn't treated at all except through the catch basins. He said that they did adopt new regulations on it but a lot of it is educating people about dealing with stormwater or water that is used outside on their own lots. Mr. Kingston said that maybe they could reconfigure the slopes so when someone waters their lawn it doesn't run off into the street it runs off to the lawn or when someone washes their car it doesn't go down into the catch basin. He said another different issue is the pickup lines at the schools at the end of the day particularly on Mapleshade Avenue and Parker Street. Mr. Kingston said that on Parker Street the line of cars go all the way from the entrance all the way back past Pilgrim Lane and they are all just parked there. Mr. Kingston said that it's not a street that is wide enough to let cars pass through safely.

Ms. Bushnell said for instance with regard to recreation the Pine Knoll and Heritage Park are overgrown, there are divots and potholes and things of that nature and a solution on how to be able to come up with a viable economical solution to tend the youth field program with the recreation department might be a good project. Mr. Greene said that they could look into that also.

Mr. Greene asked Mr. Kingston if rain barrels would be an idea with regards to stormwater that he mentioned. Mr. Kingston said that was a possibility and another one he has seen is marking storm drains that lead to a brook. Mr. Greene said that could be another idea also for the kids to do.

Mr. Page asked Mr. Greene if he is looking for the Board to give him suggestions or just have them group together a list of ideas. Mr. Greene said an ongoing way would be fine and he was thinking some students will have their own ideas but others may need a little bit of help but it would be nice to have a pool of possibilities. Mr. Page asked Mr. Carabetta if he had any thoughts. Mr. Carabetta said that he couldn't think of anything off the top of his head but he thinks they have all brought up some good suggestions and is sure that other departments will have some as well. Mr. Page addressed Ms. Macdonald for any suggestions or questions.

Ms. Macdonald said that she told Mr. Greene that he was going to go before the Conservation Commission the next evening and introduced Michael Carabetta as a member of the Commission to Mr. Greene. She said that Mr. Green lives out of town so he will not be attending the Conservation meeting and asked Mr. Carabetta if he could bring it to the Commission. Mr. Carabetta said that he would be happy to mention it to them.

Mr. Greene thanked the Board and said that he just wanted to let them know what they are developing. Mr. Page said that the students could come in and talk to a Board to get some thoughts and group together to come up with some suggestions and ideas and find a way to get them enacted. Mr. Greene said the model they came up with is that students are put in the middle of some sort of a project or a problem and they have to learn how to deal with it. He said part of it might be learning a little bit of personal and professional training for them and speaking before officials or it could also be learning about the laws or regulations.

The Board thought it was a great idea and Mr. Page said that he thinks what they will try and do as a Board is put some thoughts and suggestions and funnel them through to Ms. Macdonald to turn in. Mr. Greene said that sounds great. The Board thanked Mr. Greene for coming in and meeting with them.

Public Hearing Special Permit Green Wich Restaurant, LLC, 14 Maple Street

Chair, Ralph Page reopened the public hearing for Green Wich Restaurant, LLC, 14 Maple Street. Mr. Page asked the applicant to explain to the Board what it is he would like to do.

Harry Cromwell said that he is an operator of restaurants in the area and he has been in business for a number of years. He said that he is proposing a high end salads, sweet greens, chopped salads, wraps and sandwiches restaurant at 14 Maple Street. Mr. Cromwell said that will serve beer & wine and one of issues he found at the site is that it dies at night time. Mr. Cromwell said one important thing he wants to accomplish more business at night by offering beer & wine and adding sandwiches to the menu to help encourage male use of the restaurant. He said additionally they feel by having sandwiches & wraps they could also offer catering because there are a number of industries nearby and they are trying to incorporate all the different elements in their venture so that they have as good of chance of succeeding. Mr. Cromwell said that he has owned a number of restaurants for a number years and you can't tell until you open up the doors what you really have or have not. He said that they are not changing anything in the exterior but may change colors and their signage will obviously be different to what is currently there and will be in compliance with the regulations. Mr. Cromwell said that the interior plan is fairly straight forward and they will have 52 seats as a maximum that is based on a parking seating ratio that is mandated by the town and it has been documented over the years. He said that they will not be requesting a drive thru and they feel that they have sufficient parking on site along with street parking that is also available and the seating that they have laid out is within reason. Mr. Cromwell said that he thinks it will be a welcome addition to the area and said that he has opened a number of restaurants both on the corporate side from McDonalds, Burger Kings and KFC's and has had as a favorable response as to this type of concept in the area. He said that it seems to be a real nitch that has not been filled and people would like to have healthier eating and there really is nothing comparable to it in the area. Mr. Cromwell said that he would be happy to answer any questions from the Board.

Mr. Page addressed the Board for any questions.

Ms. Bushnell asked with 52 seats how many parking spaces are available. Mr. Page said according to the 2010 parking plan that was signed by Planning Board at that time the restaurant was given 18 spaces for a maximum of 54 seats.

Mr. Page explained to Mr. Cromwell before they went any further because it is a Special Permit he needs a supermajority which is 4 out of 5 members. He said there are only 4 members present and he has the option to continue it to another time when there is a 5th member or proceed that evening. Mr. Cromwell asked if he has the option of coming back. Mr. Page said yes that they can continue it until there is 5 members or he can go on with the 4 members and he would need all 4 of them to vote in favor of it. Mr. Cromwell said that he would like to proceed.

Mr. Kingston said he has reviewed the parking plan both of the predecessor restaurant and of Mr. Cromwell's and the Board did allow that number of spaces for the predecessor restaurant and it did not seem to cause any issues. He said plus they are all aware although they can't count it there is public parking adjacent to there and so if there is overflow there's usually room there unless the carnival is going on. Mr. Kingston said that it looks pretty straight forward to him.

Mr. Cromwell said that they feel there will be more than enough parking on site particularly because they are hoping to be a lunch oriented business with a dinner business. He said that he really doesn't see the parking being maxed out at the site with the street parking and the additional parking adjacent to it.

Mr. Carabetta said that he likes the idea and thinks it will be a great fit and a great attribute to the town.

Mr. Page asked Mr. Cromwell if he is looking for any entertainment such as TV's or jukeboxes. Mr. Cromwell said that it is a trend that is very prevalent in the industry now all restaurants and a lot of restaurants have them. He said that they will provide WYFI which is pretty much mandatory in the industry.

Ms. Bushnell asked if they are looking for lunch & dinner only. Mr. Cromwell said yes lunch & dinner and will not open for breakfast at this time because they just don't think the concept fits with breakfast. Ms. Bushnell asked Mr. Cromwell what the proposed hours of operation will be. Mr. Cromwell said it's to be determined because he has no real idea of how the concept will do in the area and how late it will go. He said that he can tell them that he doesn't see it having any strength of volume past 7:00 p.m. but doesn't anticipate being open past 9:00 or 10:00 p.m.

Mr. Kingston asked what hours they requested for in the Special Permit. Ms. Macdonald said that there were no hours requested. Mr. Kingston asked Mr. Cromwell what window of hours operations he would like. Mr. Cromwell said 10:00 a.m. to 10:00 p.m.

Mr. Page asked Mr. Cromwell if that would be 7 days a week. Mr. Cromwell said that he thinks it would be 6 days a week at max and Sunday 10:00 a.m. to 7:00 p.m.

Mr. Page said that they had touched on entertainment and he had said possibly down the road TV's or not. He said that being a Special Permit he may want to address it that

evening and request it. Mr. Cromwell said that he has not decided but he would like to have it as an option and said yes that he would like it included in his Special Permit. Mr. Page addressed the audience for any questions.

Steven Schoenberg, one of the owners of 14 Maple Street said that he knows that the Chops restaurant does very well.

There being no further discussion and upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (4-0) to close the public hearing.

Mr. Page said that they had a discussion with regard to the parking plan and the parking plan is the 2010 plan which was provided by Smith Associates which shows 18 spaces available for a restaurant that had been there. He said that it also shows the nail salon next door and it states there are 7 spaces available for that nail salon. Mr. Page said that he wanted to make sure everyone realizes what they are going off of so that if the nail salon changes in the future the Board knows that they have been provided 7 spaces and the restaurant has been provided 18 spaces. Ms. Macdonald reminded Mr. Page that he mentioned the number of seats to her. Mr. Page said that he did and they are requesting 52 seats based on the parking plan there are 18 spaces which allows them up to 54 seats and they are requesting 52 seats. He said the plan for Boston Market actually showed 50 seats in there and he knows the Board had stated that they are not looking for any more than that even though the parking plan says that they are allowed up to 54. Mr. Page asked Mr. Cromwell if they are still looking at 52 seats or are they going to stay with 50 seats that Boston Market had. Mr. Cromwell said that he has 52 laid out and would like to stay with that. Mr. Page read through the Special Permit criteria and upon motion duly made by George Kingston and seconded by Michael Carabetta, the Board voted unanimously (4-0) to approve the Special Permit for Green Wich at 14 Maple Street.

Waiver of Site Plan Reviews Approved

Tiger Press, 40 Industrial Drive - solar on roof

Affordable Expert PC Services, LLC, 624 North Main Street

Minutes

The Board reviewed the minutes of February 23, 2016 and upon motion duly made by George Kingston and seconded by Deborah Bushnell, the Board voted (4-0) to approve the minutes.

Hair Salons & Massage Parlors

Mr. Page said that every year massage parlors are supposed to submit to the Board their licenses and a list of employees. He said that he believes some have and some haven't and is asking the Board if they should send a letter to the ones that haven't just to remind them that it is a yearly thing and they need to submit it. The Board liked Mr. Page's suggestion and agreed to it.

Bentley's Bistro re: KENO

Mr. Page said at their last meeting it was brought to their attention with regard to Mario's that they didn't include KENO in their entertainment license. He said that Bentley's never did also so he would like a letter sent to them asking them to come in before the Board so that they could add it to their Special Permit. Mr. Page said upon further research he found through the State of Massachusetts the state doesn't consider KENO to be entertainment they considered it to be a retail sale and that it would not go onto their entertainment license so in essence there is no reason to ask them to come in. Mr. Page asked the Board because it was basically his fault if they could send them a letter. Mr. Carabetta read the letter into the record. Ms. Macdonald said that there is a letter going to Mario's for the same thing however she needs to make a change to it. She said that she did leave them a message that day that they didn't have to go forward with their Special Permit. Mr. Page said that in the future they will now realize KENO is not part of entertainment so they don't have to include that in the Special Permit. He said that he pulled up an entertainment license from Springfield and was talking with Ms. Macdonald possibly adjusting the Restaurant Special Permit Application to include a section asking if they are going to be doing any entertainment and what type of entertainment it is going to be so that way there it's actually on their request.

With no further business and upon motion duly made by Michael Carabetta and seconded by George Kingston, the Board voted 4-0 to adjourn at 7:15 p.m.

For the Board,

Michael Carabetta, Acting Clerk